

Exhibit D



171 17th Street NW
Suite 2100
Atlanta, GA 30363
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Email: david.marmins@agg.com

August 9, 2023

VIA FEDERAL EXPRESS OVERNIGHT

Dollar Tree Stores, Inc.
d/b/a Dollar Tree 05260
Attn: Lease Accounting Department 300
500 Volvo Parkway
Chesapeake, Virginia 23320

Re: Lease Agreement dated March 25, 2013 (as amended, the "Lease")¹, between NDM (Edens), LLC ("Landlord"), as successor-in-interest to Hendon North DeKalb, LLC, and Dollar Tree Stores, Inc. ("Tenant"), and as guaranteed by Dollar Tree Stores, Inc., for the certain premises known as Space Number 200 (the "Premises"), in the shopping center known as North DeKalb Mall, Phase I in Decatur, Georgia.

Dear Tenant:

This firm represents Landlord. The purpose of this letter is to provide Tenant notice of Landlord's termination of the Lease pursuant to Section P(1)(e)(1) of the Lease due to Tenant's default pursuant to Section P(1)(a) of the Lease.

Under Section P(1)(a) of the Lease, "Tenant shall be in financial default beyond any written notice and cure period if it fails to pay when due each installment of Base Rent or Additional Rent." Tenant has failed to comply with this Lease provision. Tenant has consistently had an outstanding balance owed to Landlord and, currently, Tenant's outstanding balance is \$30,337.17. A copy of Landlord's statement reflecting Tenant's balance is attached as Exhibit A.

Section P(1)(b) of the Lease provides that, "In the event Tenant is in financial default, Tenant shall have a grace period of ten (10) days to cure such default after Tenant shall have received notice of such default in accordance to Section Q of this Lease." On July 6, 2023, Landlord provided a Notice of Default. Since receiving the Notice of Default, Tenant has failed to cure its default by paying its outstanding balance.

Section P(1)(e)(1) gives Landlord the right to terminate the Lease and Tenant's right to possession of the Premises upon Tenant's failure to cure its default. Because Tenant is in default

¹ Capitalized terms used but not defined herein have the meanings ascribed to them in the Lease.


**Arnall
Golden
Gregory** LLP

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beyond the ten-day cure period, Landlord hereby terminates the Lease effective immediately and Tenant has already surrendered possession of the Premises to Landlord.

Sincerely,

ARNALL GOLDEN GREGORY LLP

A handwritten signature in black ink, appearing to read "David J. Marmins", is written over the typed name.

David J. Marmins

cc: NDM (Edens), LLC

EXHIBIT A

STATEMENT

Edens Limited Partnership

***** We are showing a Past Due Balance on your account *****
 If your records do not agree with ours, please contact us immediately.
 The balance includes the following items.

Billing:

Dollar Tree Stores Inc
 dba Dollar Tree 05260
 Attn Lease Accounting Dept 300
 500 Volvo Pkwy
 Chesapeake VA 23320

Premises: Lulah Hills
 Unit: 200
 Dollar Tree
 2050 Lawrenceville Hwy Ste 5009-A
 Decatur GA 30033

Make checks payable to:

Lulah Hills
 C/O NDM (Edens), LLC
 Tenant # 88214
 P.O. Box 536856
 Atlanta GA 30353-6856

Date: 8/8/2023
 Property ID: 247901
 Tenant ID: 88214
 Lease ID 11092 Former Still Bi
 Amount Enclosed: _____

Property Manager: Roy Copeland

Phone: (770) 569-2379

Email: rocopeland@edens.com

Inv Date	Due Date	Charge	Description	Charge	Payment	Date	Check Number	Open	Balance
4/19/2022	5/1/2022	ELEC	2021 Electric	5,184.30				5,184.30	5,184.30
4/21/2022	5/1/2022	LCHM	Generated Fee or Interest	28.61				28.61	5,212.91
5/21/2022	6/1/2022	LCHM	Generated Fee or Interest	47.12				47.12	5,260.03
6/21/2022	7/1/2022	LCHM	Generated Fee or Interest	71.05				71.05	5,331.08
7/21/2022	8/1/2022	LCHM	Generated Fee or Interest	62.40				62.40	5,393.48
8/21/2022	9/1/2022	LCHM	Generated Fee or Interest	58.75				58.75	5,452.23
4/25/2023	5/25/2023	ELEC	2022 Electric	26,890.13				26,890.13	32,342.36
4/27/2023	5/27/2023	MSCP	Operating Expense Recon	1,879.51				1,879.51	34,221.87
6/23/2023		UC	DOLLAR TREE STORES col					3,929.92-	30,291.95
7/20/2023				520.93-				520.93-	29,771.02
7/20/2023	8/19/2023	TRAC	ADJ 2023 Move Out Trash	566.15				566.15	30,337.17

AMOUNT DUE: 30,337.17

***** Please enclose this statement with your payment *****

If Applicable, remember to send your sales reports. If you have questions, please call your property manager at the above telephone number.